



00 Cynllan Avenue, Pontyclun, CF72 9UL Offers in excess of £150,000

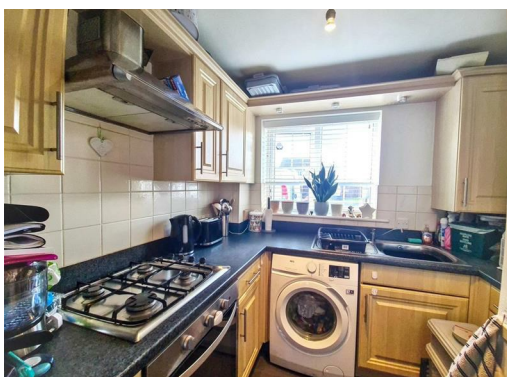
Goodmove are delighted to present this two bedroom terraced house to the market.

The ground floor features a welcoming entrance hallway leading into a spacious lounge, providing a comfortable main living area with stairs rising to the first floor. To the rear is a fitted kitchen with a practical layout and access to a separate WC.

Upstairs, the property offers two bedrooms, a family bathroom and an additional cupboard/storage area on the landing.

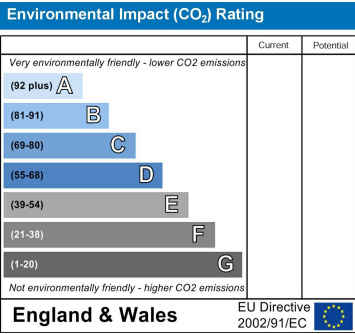
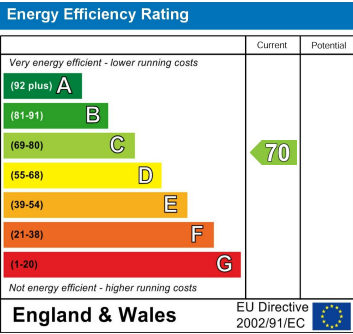
Situated on this ever popular development in Llanharan, the local amenities including Llanharan Park and Ride and railway station are all within walking distance with Talbot Green being within five minutes drive, both J33 & 34 of the M4 motorway are within easy reach too.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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